



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2304729
Applicant Name: Zuri Hector, Milestone Development
Address of Proposal: 217 - 24th Avenue East

SUMMARY OF PROPOSED ACTION

Master Use Permit for the future construction of one 2-unit and one 3-unit townhouse structures. Parking for five vehicles to be provided within the structures. Project includes demolition of an existing residential structure.

The following Master Use Permit components are required:

Administrative Design Review - Seattle Municipal Code (SMC) Section 23.41 with Development Standard Departures:

1. Open Space – To allow a decrease from the required amount of open space
SMC 23.45.016.B
2. Front Setback Standards – To allow less than the required front setback
SMC 23.45.014.A
3. Rear Setback - To allow less than the required rear setback
SMC 23.45.014B
4. Structure Depth – to allow greater than the maximum structure depth.
SMC 23.45.011A

SEPA DETERMINATION:

☒ [X] Exempt ☐ [] DNS ☐ [] MDNS ☐ [] EIS

☐ [] DNS with conditions

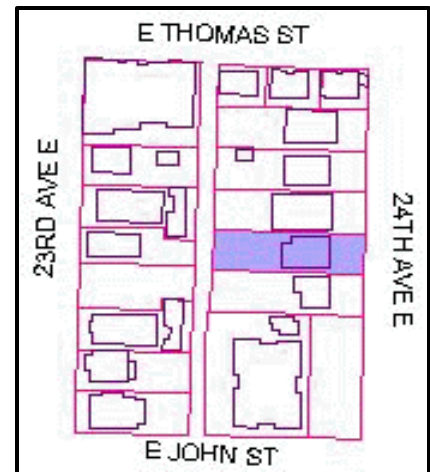
☐ [] DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site & Vicinity Description

The site is located in the Capitol Hill area on the west side of 24th Avenue East between East Thomas Street and East John Street. The site is zoned Lowrise 3 (L-3) and is located within the Central Area Urban Village (Central RUV). The surrounding properties are also zoned L-3 and are developed with a mixture of single family residences and small to medium scale apartment complexes. Most structures are two or three stories, however, the existing properties to the south and north are developed with a single story single family residence and a duplex.

The site is rectangular and approximately 5460 sq. ft. (40' x 136.5'). The western portion of the lot adjacent to the alley is approximately 13 feet higher than the eastern portion of the lot adjacent to the street, with the greatest rise occurring on the portion of the lot adjacent to the alley. The site is currently developed with a two story duplex.



Proposal

The applicant proposes constructing one, two-unit townhouse structure at the front of the property and a three unit townhouse structure at the rear of the property, for a total of five units with parking for five vehicles proposed in ground level garages under each unit and accessed by the abutting alley. The applicant has applied for Administrative Design Review in order to request design departures from the land use code for front setback, rear setback, structure depth and open space. Any departures need to demonstrate how the proposed design better meets the early design guidance as stated below.

Public Comments

Notice of Early Design Guidance was given and the comment period ended on March 17, 2004. One comment letter was received during this comment period. The letter raised issues concerning the number of units proposed for this project and the increase in parking demand.

Notice of application for a Master Use Permit for Administrative Design Review was given on May 6, 2004. This comment period ended on May 19, 2004. No additional comment letters were received.

ANALYSIS - DESIGN REVIEW

Administrative Early Design Guidance

After visiting the site and analyzing the site in its context and the conceptual massing and parking scheme provided by the proponents, and reviewing public comment, the Director provided the following siting

and design guidance and identified by letter and number those siting and design guidelines found in the City of Seattle's "*Design Review: Guidelines for Multifamily and Commercial Buildings*" of highest priority for this project. Consistent with the Administrative Design Review process, the Director's decision is based on the extent to which the proposed project meets the applicable design guidelines and in consideration of public comments on the proposed project. The Department previously identified the elements of the Design Guidelines that are critical to the projects overall success. A copy of the Early Design Guidance, dated March 22, 2004, is available in the project file.

- A-2 Streetscape Compatibility
- A-5 Respect for Adjacent Sites
- A-6 Transition Between Residence and Street
- A-7 Residential Open Space
- A-8 Parking and Vehicle Access
- B-1 Height, Bulk and Scale
- C-1 Architectural Context
- C-2 Architectural Concept and Consistency
- C-4 Exterior Finish Materials
- D-1 Pedestrian Open Spaces and Entrances
- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites
- E-2 Landscaping to Enhance the Building and/or site

Master Use Permit Application and Recommendations

The applicant applied for the Master Use Permit for Administrative Design Review on April 22, 2004. The priority guidelines and specific guidance are given below in italics. The architect's response and Director's analysis are presented the end of each guideline section.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The project should reinforce the residential spatial standards characterized along 24th Avenue East. A front yard should be created for lawn, gardens and open space. The front setback should generally be compatible with prevailing setbacks on the block.

The proposed design incorporates the neighborhood streetscape characteristics by respecting the spatial pattern of 24th Avenue East. The design for the front duplex reads as a large single family home with a traditional front yard demarcated by low hedges, fencing and gates proposed near the sidewalk.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Due to the density established by surrounding apartments and the proximity of single family residences, the project should be designed to ensure that privacy for both adjacent residences and potential occupants of this project is maintained.

Reducing window and decks overlooking neighboring residential property or increasing side setbacks can increase privacy. Stepping back upper floors creates window areas farther from property lines.

The front duplex views are oriented towards the street and the rear alley. Where the units face the side setbacks, 24" square windows are used in service areas, stairs, bathrooms, closets and laundry rooms. This avoids having blank facades and allows for a friendlier façade for the neighbors. Windows and decks have been staggered or angled to further limit visual access to adjacent sites.

A-6 Transition between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Design treatments, lighting, landscaping and other appropriate solutions should be included that provide a clear and easy transition between the entrance and the street. Units that have entrances facing 24th Avenue East should have a sense of privacy with features such as porches or recessed entries. The transition between the sidewalk and building should provide something in the way of landscaping or low fencing to create a secure feeling for the units while still promoting social interaction among residents and neighbors

Proposed entries to the front duplex are recessed into the sides with small overhanging roofs. This layout allows the duplex as well as the rear units to provide sufficient areas to include decks and landscaping that integrates and interacts with the street and alley. The entries to the units are separated from the more public areas by the use of grade change and a combination of planting and hardscape. The porches and patios on 24th Avenue East will encourage interaction between the future residents and their neighbors.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. Creating useable, attractive and active open space should be a priority for each unit.

The design should pay close attention to the location and design of decks, balconies and upper level terraces. Reductions in required open space could be offset by allowing high quality landscaped nooks and spaces which wouldn't otherwise meet Land Use Code requirements.

The design proposes high quality landscaped areas for all of the units. Each unit is provided with its own unique and interesting space for access. The open space for the front units is rich in detail and materials. This level of detail is continued to the open space areas of the triplex units. Here the open space is provided at the unit entries. The fence at the property lines will be screened with higher plantings and a growing lattice.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

The impact of automobiles should be minimized. Attractive, lighted areas to enhance the pedestrian environment along the alley and street should be emphasized. The driveway should be non-obtrusive as perceived from adjacent properties.

The proposed design separates the pedestrian and auto entry paths. This provides for units that are more like traditional homes. It also increases the safety of the pedestrian access. The fence along the south property line will provide screening from properties.

The Director recommends that the driveway and auto courtyard should use interlocking pavers, brick, or other appropriate material to create a more visually interesting appearance from adjacent properties.

B-1 Height, Bulk and Scale

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by , less-intensive zones.

While the surrounding properties are also zoned L-3, multifamily density varies and single family structures also occur in the immediate area. Emphasis should be placed in the design providing modulation, visual interest, materials and design themes to help create a good transition in bulk and scale to the north and south.

The design for the triplex provides modulation and additional architectural detail to minimize the scale of the units. The duplex mimics the size and scale of the existing single family homes to the north.

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complements the architectural character and siting pattern of neighboring buildings.

This project should set a standard for well-designed residential development in this area. The context of this and nearby residential areas and the density of the lowrise zones directs the project design to create a highly textured and multi-faceted development.

The design has incorporated structural elements and materials seen in the older traditional structures to the north of the site.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Color and modulation should be used to help define the units. Lighting and landscaping should be included and designed to enhance the overall concept.

Quality materials (accent stone, fencing, trellises) and earthtone colors will be implemented into the overall building structure and complement the integrity of the building as well as the neighborhood.

The Director recommends that color should be used to help define the units. At least two primary colors from the materials & colors board (which was submitted on and available in the project file), used to analyze compliance with guidelines should be used to differentiate the three units of the rear building.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Exterior materials should be of high quality and easy to maintain. The materials shown in concept drawings seem appropriate for this project. This level of quality material should be shown in final design.

Cultured stone, as shown on the materials and colors board, will be used at the first floor unit entries. The design proposes fiber cement board lap siding in wide and narrow profiles to highlight building modulation. Wood and/or fiber cement board will be used for trim at windows, doors, eaves, railings, columns and pilasters in forms that mimic those in neighboring structures.

The Director recommends that quality material such as interlocking pavers, brick or other appropriate materials should also be used for the driveway and auto courtyard.

D-1 Pedestrian Open Spaces and Entrances

Provide convenient, attractive and protected pedestrian entries.

Garden gates, pathways, and open spaces should be well-designed with a variety of landscape elements.

The proposed site plan and landscaping plan provide for convenient and attractive access. The layout also allows for a sense of privacy while also maintaining comfort and security. The landscape plan provides more than the minimum required with a variety of plantings and hardscape to create visual interest as well as defining individual spaces.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

The planting strip should provide opportunities for additional landscaping to enhance the pedestrian experience and character of the public way abutting the site.

The design proposes a substantial amount of landscaping in the right of way adjacent to 24th Avenue East. This will greatly enhance the pedestrian experience and character of the public area abutting the site.

E-2 Landscaping to Enhance the Building and/or site

Landscaping, including living plants, special pavement, trellises, screenwalls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

A landscaping plan following the above guidelines should be well-developed for the next level of review.

The proposed landscape plan has been developed to a high level of detail. More than the required landscaping is being provided. The plans propose trees larger than the size required by code.

ANALYSIS – DESIGN DEPARTURES

<i>Development Standard & Requirement</i>	<i>Proposed</i>	<i>Justification</i>	<i>Board/Director Recommendation</i>
Front Setback 23.54.030B1a 15'	10 feet	Architectural detail on front facade reduces the scale of the building and provides for visual interest. Landscaping in setback maximized for visual appeal and sense of privacy and security (low hedges, fencing, gates). A-2,A-6,B-1,C-1,E-3	Approved
Rear Setback 23.45.016A3a(1) 20' 5 1/2" (15% of lot depth)	19 feet from centerline of alley, 10 feet from rear property line.	Extensive landscaping creates an area which is visually appealing. Rear façade is broken up with recessed entry and garage areas to diminish bulk.	Approved
Structure Depth 23.45.016A3a(1) 88' 9" (65% of lot depth)	102'-8" (75% of lot dept).	Side setback increase along south façade in order to separate vehicle access from pedestrian access which increases pedestrian safety, allows for more attractive and pedestrian entries. A-5,A-7,A-8,D-1	Approved
Open Space (amount, location and design) 23.45.016A3a(1) An average of 300 sq. ft. per unit of private usable open space at ground level and directly accessible to each unit. (1500 sq. ft.)	1588.44 sq. ft. of open space. 808.8 sq.ft. meets minimum dimension requirements.	Better pedestrian environment with walkways and lighting and upper floor deck. High quality small landscaped areas.	Approved

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DIRECTOR'S DESIGN REVIEW DECISION

The requested Design Departures are **APPROVED** with no conditions.

The proposed design is **APPROVED WITH** the following **CONDITIONS**:

This decision is based upon materials and colors board dated July 12, 2004 and Master Use Permit plans dated April 22, 2004 and July 13, 2004, and updated to meet the following conditions.

CONDITIONS – DESIGN REVIEW

Prior to MUP Issuance, the applicant shall:

1. Provide updated colored drawings showing building elevations with material and color detail, all landscaping details, including gates, fences, and walkways.

Prior to Building Permit Issuance, the applicant shall:

2. Obtain a street use permit from SDOT to make the improvements in the right-of-way exactly as shown on the landscape plan dated July 13, 2004 and submitted to DPD.
3. In support of Guidelines A8 and C4, the applicant shall use interlocking pavers, brick or other approved unit paving materials on the driveway and auto courtyard.
4. In support of Guideline C2, each individual unit of the 3-unit townhouse should be well defined through use of color. At least two primary colors from the materials and colors board (dated July 12, 2004 and available in the project file) used to analyze compliance with guidelines should be used to differentiate the three units of the rear building.

The following conditions are non-appealable:

5. Any proposed changes to the exterior of the building or the site must be submitted to DPD for review and approval by the Land Use Planner, Darlene Edwards (206-684-5606). Any proposed changes and improvements in the public right-of-way must be submitted to DPD and SDOT for review and for final approval by SDOT.

6. Embed all of these conditions in the cover sheet for the MUP permit and for all subsequent permits including updated MUP plans, all building permit drawings. Include colored drawings showing building elevations in the building permit plans.

Prior to Issuance of a Certificate of Occupancy:

5. Compliance with the approved design features and elements, including exterior materials, roof pitches, facade colors, landscaping and ROW improvements, shall be verified and approved by the Land Use Planner, Darlene Edwards, (206-684-5606). Inspection appointments with the Planner must be made at least 3 working days in advance of the inspection.

Signature: _____ (signature on file) Date: November 18, 2004
Darlene Edwards, Land Use Planner
Department of Planning and Development

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